089.0	0003	0022.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,000 /	783,000
					USE VALUE:	783,000 /	783,000
					ASSESSED:	783,000 /	783,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILSTEIN THERESA & STUART
Owner 2:	
Owner 3:	
Street 1:	5 HEMLOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BREITE THEA -
Owner 2:	-
Street 1:	5 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,514 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2110 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6514.000	349,500	2,700	430,800	783,000
Total Card	0.150	349,500	2,700	430,800	783,000
Total Parcel	0.150	349,500	2,700	430,800	783,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.09 | /Parcel: 371.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56478
GIS Ref:
GIS Ref:
Insp Date: 07/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,500	2700	6,514.	430,800	783,000	783,000	Year End Roll	12/18/2019
2019	101	FV	261,900	2700	6,514.	436,900	701,500	701,500	Year End Roll	1/3/2019
2018	101	FV	231,200	2700	6,514.	326,200	560,100	560,100	Year End Roll	12/20/2017
2017	101	FV	231,200	2700	6,514.	295,400	529,300	529,300	Year End Roll	1/3/2017
2016	101	FV	231,200	2700	6,514.	283,100	517,000	517,000	Year End	1/4/2016
2015	101	FV	225,500	2700	6,514.	240,000	468,200	468,200	Year End Roll	12/11/2014
2014	101	FV	225,500	2700	6,514.	227,700	455,900	455,900	Year End Roll	12/16/2013
2013	101	FV	225,500	2700	6,514.	216,600	444,800	444,800		12/13/2012

!7225!

PRINT

Date	Time
12/10/20	21:53:17

LAST REV

Date	Time
07/26/18	08:27:26

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7225

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREITE THEA,	59108-260		5/17/2012		450,000	No	No		
ZOOB-HILL RACHE	49765-237		7/12/2007		486,300	No	No		
BURNS DAVID E/T	39657-089		6/23/2003		410,000	No	No		
SOPAS MANUEL F/	36992-176		11/8/2002	Portion-Asst	480,000	No	No		
SOPAS MANUEL	26306-263		5/10/1996			No	No		A

USER DEFINED

Prior Id # 1:	56478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2017	1240	Addition	140,000	O				
6/18/2013	885	Re-Roof	4,000					
11/19/2002	969	New Wind	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Measured	DGM	D Mann
7/10/2018	Permit Visit	DGM	D Mann
7/10/2018	Left Notice	DGM	D Mann
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
8/17/2012	MLS	EMK	Ellen K
12/10/2008	Meas/Inspect	345	PATRIOT
12/3/2008	MLS	MM	Mary M
7/12/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6514		Sq. Ft.	Site		0	70.	0.94	5									430,796						430,800	

Total AC/HA: 0.14954 | Total SF/SM: 6514 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,796 | Spl Credit | Total: 430,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14763033
Const Adj.:	0.99989998
Adj $ / SQ:	143.439
Other Features:	91050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429367
Depreciation:	79862
Depreciated Total:	349504

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

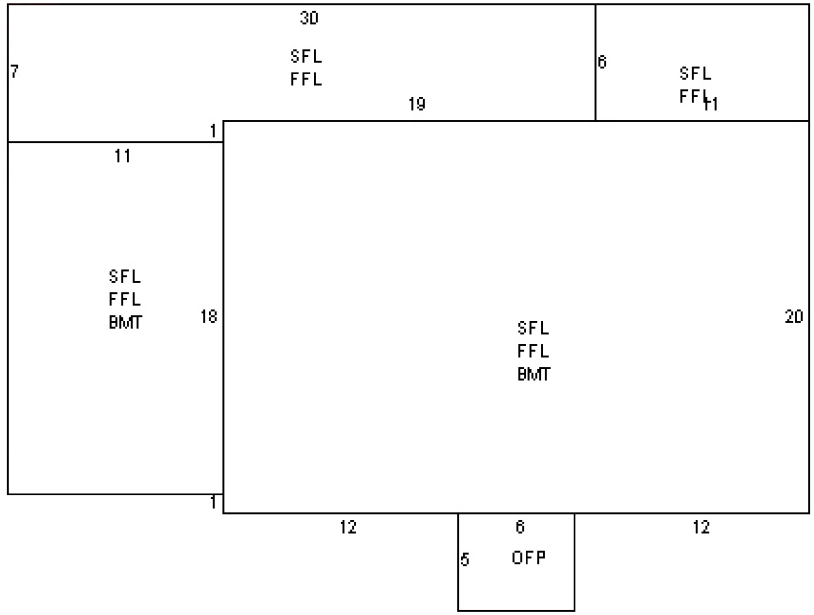
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.44
Special Features:	0	Val/Su Net:	118.96
Final Total:	349500	Val/Su SzAd	165.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,055	143.440	151,329
SFL	Second Floor	1,055	143.440	151,329
BMT	Basement	798	43.030	34,339
OFP	Open Porch	30	44.000	1,320

Net Sketched Area:	2,938			Total:	338,317
Size Ad	2110	Gross Are	2938	FinArea	2110

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1926	22.87	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700